076.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,494,300 / 1,494,300
					USE VALUE:	1,494,300 / 1,494,300
					ASSESSED:	1,494,300 / 1,494,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WONG KWOK KIN
Owner 2:	SIMON NAOMI M
Owner 3:	
Street 1:	49 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHREIBER JOHN J -
Owner 2:	SCHREIBER ANN MARIE -
Street 1:	49 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Clapboard Exterior and 4215 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11138.000	966,400		527,900	1,494,300
Total Card	0.256	966,400		527,900	1,494,300
Total Parcel	0.256	966,400		527,900	1,494,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.56 | /Parcel: 354.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 48442

GIS Ref

GIS Ref

Insp Date 09/10/18

!6368!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	966,400	0	11,138.	527,900	1,494,300	1,494,300	Year End Roll	12/18/2019
2019	101	FV	741,100	0	11,138.	490,200	1,231,300	1,231,300	Year End Roll	1/3/2019
2018	101	FV	741,100	0	11,138.	490,200	1,231,300	1,231,300	Year End Roll	12/20/2017
2017	101	FV	741,100	0	11,138.	429,900	1,171,000	1,171,000	Year End Roll	1/3/2017
2016	101	FV	741,100	0	11,138.	392,200	1,133,300	1,133,300	Year End	1/4/2016
2015	101	FV	726,200	0	11,138.	346,900	1,073,100	1,073,100	Year End Roll	12/11/2014
2014	101	FV	726,200	0	11,138.	328,100	1,054,300	1,054,300	Year End Roll	12/16/2013
2013	101	FV	726,200	0	11,138.	312,200	1,038,400	1,038,400		12/13/2012

PRINT

Date	Time
12/10/20	21:09:23

LAST REV

Date	Time
09/28/18	10:01:48

mmcmakin

6368

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHREIBER JOHN	54115-358		1/7/2010		1,002,000	No	No		
DOORLY ANN MARI	50810-170		3/3/2008	Family	1	No	No		
IVANENKO TARAS/	45401-345		6/16/2005		469,000	No	No		
DE SIMONE JOSEP	36138-403		8/15/2002		385,000	No	No		
	8765-595		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/1/2012	121	Redo Bas	21,570					
9/30/2011	1228	Manual	2,300					
12/20/2006	1104	New Buil	150,000			G9	GR FY09	new sf home
11/20/2006	1017	Demoliti	5,000					demo of house
7/22/2003	592	Manual	1,000					repair railings an

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	MEAS&NOTICE	BS	Barbara S
5/29/2012	Info Fm Prmt	MM	Mary M
6/2/2009	Measured	189	PATRIOT
6/7/2007	Inspected	BR	B Rossignol
11/18/2002	MLS	MM	Mary M
10/15/1999	Meas/Inspect	266	PATRIOT
7/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	48442
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11138		Sq. Ft.	Site		0	70.	0.68	12									527,900						527,900	

Total AC/HA: 0.25569 | Total SF/SM: 11138 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 527,900 | Spl Credit | Total: 527,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95656931
Const Adj.:	0.99989998
Adj $ / SQ:	119.559
Other Features:	148477
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	974503
Depreciation:	10720
Depreciated Total:	963784

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB	1

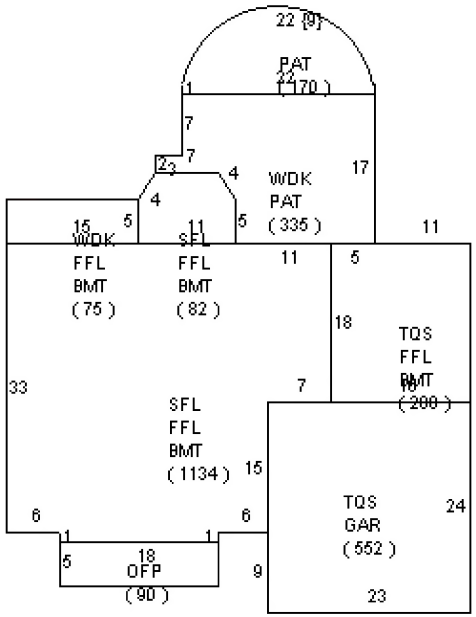
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.56
Special Features:	2600	Val/Su Net:	147.29
Final Total:	966400	Val/Su SzAd	282.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,579	57.390	90,616
FFL	First Floor	1,579	119.560	188,784
SFL	Second Floor	1,216	119.560	145,384
TQS	3/4 Story	630	119.560	75,322
GAR	Garage	552	19.530	10,779
PAT	Patio	505	2.990	1,511
WDK	Deck	410	8.440	3,460
OFP	Open Porch	90	34.830	3,135
	Net Sketched Area:	6,561	Total:	518,991
Size Ad	3425	Gross Are	6771	FinArea 4215

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	6	A	AV	2004	500.00	T	12	101			2,600			2,600

More:	N	Total Yard Items:		Total Special Featues:	2,600	Total:	2,600